179.0	0008	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	660,600	/	660,600
USE VALUE:	660,600	/	660,600
ASSESSED:	660,600	/	660,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAYATEKIN BEDRI CAN
Owner 2:	MUTHUKUMAR ALLIE
Owner 3:	
Street 1:	36 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2033 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7021.000	219,200		441,400	660,600
Total Card	0.161	219,200		441,400	660,600
Total Parcel	0.161	219,200		441,400	660,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.91 | /Parcel: 324.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122183
GIS Ref	
GIS Ref	
Insp Date	11/16/21

!14148!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0008-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,200	0	7,021.	441,400	660,600		Year end	12/23/2021
2021	101	FV	211,200	0	7,021.	441,400	652,600		Year End Roll	12/10/2020
2020	101	FV	211,200	0	7,021.	441,400	652,600	652,600	Year End Roll	12/18/2019
2019	101	FV	189,300	0	7,021.	441,400	630,700	630,700	Year End Roll	1/3/2019
2018	101	FV	188,000	0	7,021.	372,100	560,100	560,100	Year End Roll	12/20/2017
2017	101	FV	188,000	0	7,021.	340,500	528,500	528,500	Year End Roll	1/3/2017
2016	101	FV	188,000	0	7,021.	290,100	478,100	478,100	Year End	1/4/2016
2015	101	FV	187,100	0	7,021.	252,300	439,400	439,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:25:45

LAST REV

Date	Time
12/06/21	13:44:51

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14148

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	79192-523	1	11/22/2021		1,879,500	No	No		
TAURO WALTER J	76649-361	1	1/8/2021		726,000	No	No		
TAURO WALTER,	67798-386		8/12/2016	Convenience	10	No	No		
DONATIO JOSEPH	46934-229		2/7/2006		375,000	No	No		
DONATIO JOSEPH	29798-402		2/16/1999	Convenience	10	No	No		N

USER DEFINED

Prior Id # 1:	122183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2021	415	New Buil	396,853	O				
8/3/2006	648	Manual	1,500					remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	Measured	DGM	D Mann
7/1/2021	Permit Visit	DGM	D Mann
3/30/2021	SQ Returned	JO	Jenny O
3/24/2021	SQ Mailed	MM	Mary M
7/19/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Measured	345	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7021		Sq. Ft.	Site		0	70.	0.90	7									441,443						441,400	

Total AC/HA:	0.16118	Total SF/SM:	7021	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,443	Spl Credit		Total:	441,400

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317614
Depreciation:	98460
Depreciated Total:	219154

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

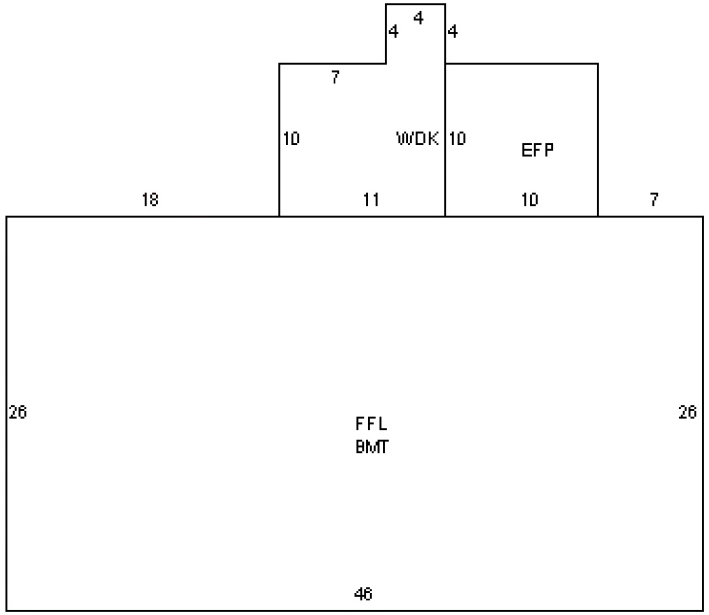
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	83.73
Final Total:	219200	Val/Su SzAd	183.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	58.920	70,470
FFL	First Floor	1,196	134.990	161,444
WDK	Deck	126	13.940	1,756
EFP	Enclos Porch	100	54.440	5,444
	Net Sketched Area:	2,618	Total:	239,114
Size Ad	1196	Gross Area	2618	FinArea 2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0008-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc